



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

PHONE: 503-786-7630
 FAX: 503-774-8236
 E-MAIL: planning@milwaukieoregon.gov

Application Referral

DATE SENT: October 21, 2015	ADMINISTRATIVE DECISION
COMMENTS DUE: November 4, 2015	TENTATIVE DATE: November 6, 2015
Site location: Assessor Map ID: 1S1E36AA tax lot 17900	Review type: Type II
Applicant: Danelle Isenhardt (representative for Michael & Jani Priestley, property owners)	File #(s): MLP-2015-003
Applicant phone: (503) 880-4979	Application type(s): Minor Land Partition (preliminary plat)

TO:

CD Director (cover sheet only)

Engineering Dept. Chrissy Dawson, Eng. Tech II

Building Official Police Chief

Planning Director City Attorney

City Manager PW Operations

CFD#1: Mike Boumann and Matt Amos

NDA Chair & LUC: Ardenwald-Johnson Creek

NDA Chair & LUC: Hector Campbell

NDA program manager (cover sheet only)
Jason Wachs

Clackamas County: Kenneth Kent

Metro: Paulette Copperstone

ODOT: Marah Danielson

TriMet: Heather Boll

Other:

FROM:

Brett Kelper, Associate Planner, 503-786-7657
kelperb@milwaukieoregon.gov
 Planning Department
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PROPOSAL: **ZONE: R-3**

Partition the subject property into two lots of approximately 6,000 sq ft each. Proposal would create lots large enough for duplex development, an outright permitted use in the R-3 zone.

Please comment on the following applicable code sections (if no comment, please respond in kind to kelperb@milwaukieoregon.gov):

- Milwaukie Municipal Code (MMC) Chapter 17.12 Application Procedure & Approval Criteria
- MMC Chapter 17.16 Application Requirements and Procedures
- MMC Chapter 17.20 Preliminary Plat
- MMC Chapter 17.28 Design Standards
- MMC Chapter 17.32 Improvements
- MMC Section 19.302 Medium & High Density Residential Zones (including R-3)
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.1005 Type II Review
- MMC Chapter 19.1200 Solar Access Protection